



## AGENDA ITEM

### Public Hearing to amend Hall County's Zoning Map as follows:

**REPORT TO:** Work Session (10/20/25)

**REPORT TO:** Voting Meeting (10/23/25)

**ITEM NO:** 596/2025

**SUBJECT:** **4020 & 3886 Cornelia Highway, 4761 Cagle Mill Road | Amend Conditions** | on a combined 134.76 acre tract located on the southeast side of Cornelia Highway, approximately 800 feet from its intersection with Cagle Road | Zoned I-1 (GCOD); Tax Parcels 15007 000129, 000270, 000027A | **Proposed use: Uses permitted in I-1** | Commission District 3 | **NCP Holdings, LLC, applicant**

### Meetings:

**Work Session Date:** 10/20/25

**Voting Meeting Date:** 10/23/25

### Executive Summary:

**Presenter:** BG

**Recommendation:**  
Approve Withdrawal.

**Purpose of Request:**  
**4020 & 3886 Cornelia Highway, 4761 Cagle Mill Road | Amend Conditions** | on a combined 134.76 acre tract located on the southeast side of Cornelia Highway, approximately 800 feet from its intersection with Cagle Road | Zoned I-1 (GCOD); Tax Parcels 15007 000129, 000270, 000027A | **Proposed use: Uses permitted in I-1** | Commission District 3 | **NCP Holdings, LLC, applicant**

### History:

### Facts and Issues:

### Options:

<b>Funding Requested</b>	\$ 0.00
<b>Are funds within current budget?</b>	No
<b>Source of Funds</b>	
<b>Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?</b>	No
<b>Has it been reviewed by the County Attorney?</b>	Yes
<b>Is there a deadline for this item?</b>	

**Approvals:**

<b>Submit</b>	<b>Approve</b>	<b>Attorney</b>	<b>Administration</b>
KE	BG	JL	CR
<b>Clerk</b>			
JR			

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**Attachments:**

Board Memo  
Recommendation Report  
Withdrawal Form and Request  
Application  
Narrative  
Site Plan  
Maps  
Plat  
Historical Board of Commissioners Action Letter - 2024  
Water Availability  
Sewer Availability  
Environmental Health Comment  
GDOT Comment  
GHMPO Comment  
Public Works Comment  
Fire Comment  
Notice Sign